



EMERSONS GREEN

TOWN COUNCIL

Minutes of Planning Committee Meeting 28th May 2019

Present: Councillors S Bassett, S Budd, & P Morgan

Attendees: Local resident & Richard Hull (Planning Committee Clerk)

1 Election of Chairman

It was **RESOLVED** that Cllr Budd would chair the meeting and the committee will elect a chairman at the next committee meeting.

2 Apologies for Absence

Apologies were received from Cllrs R Hunt, R Nichols, P Todd & C Wilkins.

3 Declarations of Interest under the Localism Act 2011

No interests were declared at this time.

4 Public Participation

The Chair invited the resident to address Members – Members were informed of the resident's concerns about planning application PK17/4155/RM;

- Persimmon homes have raised the level of the land by about 2m and have deposited, certainly, 30,000 tons of material.
- My land was flooded in 2017 and I contacted South Gloucestershire Council, but no action was taken.
- The SGC drainage officer found that flooding had been caused by the land being raised.
- The developers have ripped out 200m of hedging.
- I addressed the SGC Council meeting but the reply I received was grossly inadequate.
- Building Control, asked the developers for test pits to be dug.
- Planning contravention notices were prepared in respect of the material that has been dumped but they were never issued.
- A channel has been dug which has directed water onto my land and the common, this is an offence under common law and gives opportunity for me to serve a civil injunction on SGC.
- My view is that the hydraulic plan is not fit for purpose.
- I made a complaint to Helen Winsall that the description of the application was misleading.

Cllr Budd asked the resident if the matter had been reported to the Local Government Ombudsman and he confirmed it had. Cllr Budd asked the resident if he felt the SGC councillors were on his side; he replied that Steve Reade, Boyd Valley, had met him. The resident asked that members express concern about the planning process. Cllr

Budd asked if the resident had been to the local press, he stated that the matter had been covered in the press.

5 Approval of Minutes of 29th April 2019

It was **RESOLVED** that the minutes of 29th April are approved as an accurate record of the meeting on 29th April 2019.

6 Outstanding Items from minutes

None

7 Planning Applications

a) PK17/4155/RM – Parcels 18, 20A and 20B Emersons Green (Erection of 114 no. dwellings and construction of associated earthworks, roads, infrastructure, landscaping and parking. (Revised plans include land raising works across the site (the majority of the land raising work has already been carried out and is being applied for retrospectively), additional land adjacent to Lyde Green Common within the site boundary (including proposed banks to accommodate land raising works and a proposed sewage pumping station), and setting back the building line of the houses a further 1-2m approximately from Lyde Green Common)) – It was **RESOLVED** that Members have concerns that the raising of the land may cause drainage issues and would seek the approval of the South Gloucestershire Council drainage Officer. Members also have concerns that waste material may have been deposited without planning permission. The resident left the meeting.

It was **RESOLVED** that the Committee Clerk will arrange for a District Councillor to come and speak to the committee prior to a planning meeting as soon as a District Councillor is available.

- b) P19/4784/PDR – 35 Wadham Grove Emersons Green (Erection of a single storey rear extension to form additional living accommodation) – It was **RESOLVED** that **No Objection** be raised.
- c) P19/5202/F – 22 Patch Court Emersons Green (Installation of 1 no. rooflight and 1 no. dormer window to the front elevation and 1 no. dormer window bay to the rear roof elevation to facilitate loft conversion (Resubmission of application P19/2433/F)) – It was **RESOLVED** that Members have concerns about the overlooking aspect for neighbours with regard to privacy.
- d) P19/5458/PDR – Apple Blossom Dibden Lane Emersons Green (Conversion of existing attached garage on western elevation into additional living accommodation and erection of single storey side extension on eastern elevation to form garage) - It was **RESOLVED** that **No Objection** be raised.
- e) P19/5468/ADV – David Lloyd Club Emersons Green (Consent to display 2no internally illuminated static fascia signs, 1no externally illuminated static sign board and 1no internally illuminated static 3 sided 'V' shape monolith sign board) - It was **RESOLVED** that **No Objection** be raised.

8 Planning Decisions for Noting

- a) P19/2433/F – 22 Patch Court Emersons Green (Installation of 1 No. front and 1 No. rear dormer window to facilitate loft conversion) – REFUSE (The Town Council made No Comment).
- b) P19/2733/F – 38 Bridgeleap Road Downend (Erection of a single storey rear/side extension to form additional living accommodation) – PERMIT (The Town Council did not Object).

- c) P19/3289/CLP – 3 Rockside Gardens Downend (Erection of a single storey rear extension) – PERMIT (The Town Council did not Object).
- d) P19/3545/F – 9 Walker Close Downend (Erection of two storey and single storey rear extensions to provide additional living accommodation) – PERMIT (The Town Council did not Object subject to the adequate provision of parking).
- e) P19/3561/ADV – Unit 2 Vertex Business Park Emersons Green (Display of 2 no. externally illuminated fascia signs) – PERMIT (The Town Council did not Object).
- f) P19/37818/TRE – Dibden Lane Allotments Dibden Lane Emersons Green (Works to crown lift 1no. Oak tree to 6 - 7 metres and reduce lateral spread on the northern (property) side by 2 - 3 metres covered by Tree Preservation Order KTPO 03/91 dated 29/07/1991) – PERMIT (The Town Council did not Object).
- g) P19/4068/PDR – 22 Colliers Break Emersons Green (Erection of single storey rear extension to form additional living accommodation) – PERMIT (The Town Council did not Object).

9 Correspondence

- a) South Gloucestershire Council – Notice of a Temporary Prohibition of use by vehicles Order 2019. The Order will temporarily close to vehicles the lengths of road as specified below. The Order is required in connection with highway resurfacing works and will be operative from 17 June 2019 for a maximum period of eighteen months. The closure, however, may not be implemented for the whole period but only when traffic signs are in position and only so long as is necessitated by the works which are anticipated to be of 1 – 2 weeks duration. It is also anticipated that the works will take place between the hours of 8pm and 6am;-
 - A4174 Lyde Green Roundabout
 - A4174 Kingsfield Roundabout
 - A4174 Wick Wick Roundabout
 - A432 Badminton Road which extends from its junction with Wick Wick Roundabout to its junction with Cuckoo Lane.
- b) South Gloucestershire Council – Notice of a Temporary Prohibition of use by vehicles, foot passengers, pedal cycles and equestrians Order 2019. The Order will temporarily close to vehicles, foot passengers, pedal cycles and equestrians the lengths of road as specified below. The Order is required in connection with the likelihood of danger to the public consequent upon bridge repair works on or adjacent to the highway and will be operative from 08 July 2019 for a maximum period of eighteen months. The closure, however, may not be implemented for the whole period but only when traffic signs are in position and only so long as is necessitated by the works which are anticipated to be of four weeks duration;-
 - Westerleigh Road, Lyde Green – which extends from its junctions with Folly Brook Road in a north easterly direction for a distance of 960m (i.e. over M4 motorway bridge). The alternative route will be Westerleigh Road, A4174, Shortwood Northern Link, Shortwood Hill, B4465 Shortwood Road, Westerleigh Road, Westerleigh Road and vice versa.
 - Westerleigh Road, Pucklechurch – which extends from its junction with Leigh Lane in a southerly direction for a distance of 1200m (i.e. over M4 motorway bridge). The alternative route will be B4465 Westerleigh Road, Westerleigh Road, A4174, B4465 Shortwood Northern Link, Shortwood Hill, B4465 Shortwood Road, B4465 Westerleigh Road and vice versa.

- 10 Items to report (no decisions can be made at this time)**
None
- 11 Date of next meeting – TUESDAY 10th June 2019 at 10.30 am**

The Chairman closed the meeting at 10.55am

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